162.0	0001	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,049,100 / 1,049,100
					USE VALUE:	1,049,100 / 1,049,100
					ASSESSED:	1,049,100 / 1,049,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		LINDEN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MEISTER FRANKLIN A & ALICE/TRS
Owner 2:	LINDEN ST 2011 RLTY TRUST
Owner 3:	
Street 1:	38 LINDEN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MEISTER FRANKLIN A & ALICE -
Owner 2:	-
Street 1:	38 LINDEN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .347 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Wood Shingle Exterior and 2874 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	15110.000	525,900	500	522,700	1,049,100
Total Card	0.347	525,900	500	522,700	1,049,100
Total Parcel	0.347	525,900	500	522,700	1,049,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 365.03 /Parcel: 365.03

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 107798

GIS Ref

GIS Ref

Insp Date 10/01/18

!12625!

PREVIOUS ASSESSMENT

Parcel ID 162.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	525,900	500	15,110.	522,700	1,049,100		Year end	12/23/2021
2021	104	FV	502,400	500	15,110.	522,700	1,025,600		Year End Roll	12/10/2020
2020	104	FV	502,300	500	15,110.	522,700	1,025,500	1,025,500	Year End Roll	12/18/2019
2019	104	FV	385,100	600	15,110.	522,700	908,400	908,400	Year End Roll	1/3/2019
2018	104	FV	385,100	0	8,068.	350,900	736,000	736,000	Year End Roll	12/20/2017
2017	104	FV	361,700	0	8,068.	294,300	656,000	656,000	Year End Roll	1/3/2017
2016	104	FV	361,700	0	8,068.	294,300	656,000	656,000	Year End	1/4/2016
2015	104	FV	323,200	0	8,068.	254,700	577,900	577,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:16:54

LAST REV

Date	Time
05/06/20	09:54:02
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12625

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MEISTER FRANKLI	57872-516		11/16/2011	Convenience	99	No	No		
	10707-192		12/2/1964			No	No		N

USER DEFINED

Prior Id # 1:	107798
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	MEAS&NOTICE	HS	Hanne S
12/29/2008	Measured	336	PATRIOT
11/9/2000	Hearing Chag	189	PATRIOT
1/20/2000	Inspected	263	PATRIOT
12/2/1999	Measured	263	PATRIOT
7/29/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		15110		Sq. Ft.	Site		0	70.	0.49	8			Ledge	-5	Topo	-10			522,669						522,700	

Total AC/HA:	0.34688	Total SF/SM:	15110	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	522,669	Spl Credit		Total:	522,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.97977382
Const Adj.:	1.00989902
Adj $ / SQ:	178.105
Other Features:	136500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	762166
Depreciation:	236271
Depreciated Total:	525894

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	5	Baths:	3	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

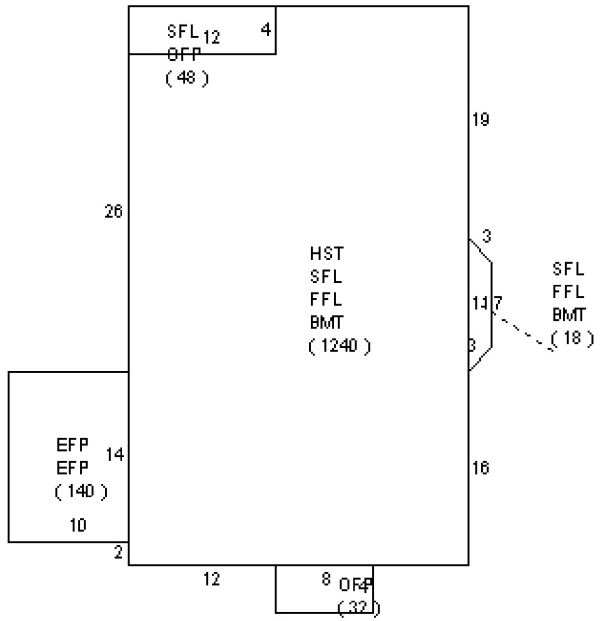
No Unit	RMS	BRS	FL
1	6	3	1
1	5	2	2
Totals			
2	11	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	178.11
Special Features:	0	Val/Su Net:	109.52
Final Total:	525900	Val/Su SzAd	165.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,306	178.110	232,605
BMT	Basement	1,258	53.430	67,217
FFL	First Floor	1,258	178.110	224,056
HST	Half Story	620	142.480	88,340
EFP	Enclos Porch	280	37.310	10,448
OFP	Open Porch	80	37.490	2,999
	Net Sketched Area:	4,802	Total:	625,665
Size Ad	3184	Gross Area	5422	FinArea 2874

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	50		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

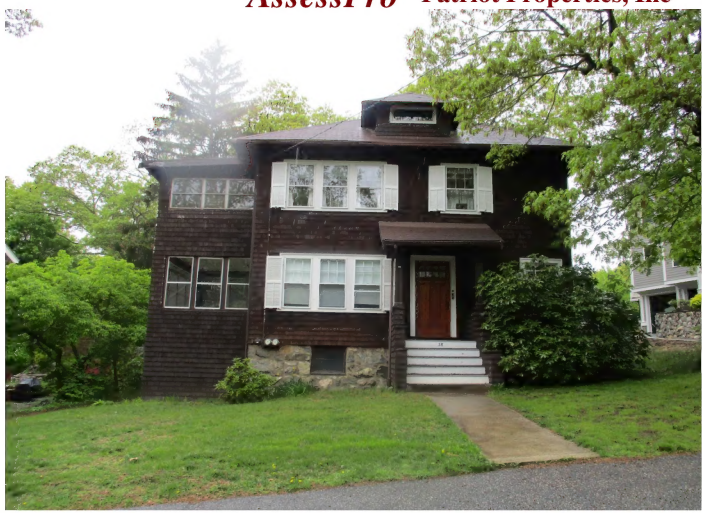
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X12	A	AV	2000	5.38	T	15.2	104			500			500

PARCEL ID

162.0-0001-0003.0

IMAGE

AssessPro Patriot Properties, Inc



More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500